



Price Range £1.1m - £1.2m

London Road, Pulborough, Hardham

kw **MARTIN LUNDY**
ESTATE AGENTS

London Road, Pulborough, Hardham, RH20 1LB

Offered chain free, this handsome detached house provides flexible, family-friendly accommodation, conveniently located about a mile south of Pulborough. Set back from the A29, the property features almost 2700sq ft of well proportioned living space, including four reception rooms, four double bedrooms and three bath or shower rooms. The principle bedroom has a dressing room and stunning far reaching views. Believed to date back in part to the 17th century, there are a wealth of period features throughout, including high ceilings, grand fireplaces and exposed beams.

Standing in one and a half acres of grounds, there's plenty of space for children to play or for adults to entertain. The covered swimming pool is a wonderful place to enjoy all year round and is perfect for parties. The views from the terrace are stunning, with the wide vista opening up across neighbouring countryside to the beautiful South Downs beyond.

The mainline station is a 15 minute walk away, with direct routes to London and Gatwick. Pulborough offers a range of shops, bars, cafes and restaurants, plus two supermarkets, a medical centre, dentists and a primary school. A number of independent schools are close by, including Dorset House at nearby Bury.





Hardham Green House, London Road, Hardham, Pulborough, RH20

Approximate Area = 2680 sq ft / 248.9 sq m

Outbuildings = 272 sq ft / 25.2 sq m

Total = 2952 sq ft / 274.1 sq m

For identification only - Not to scale

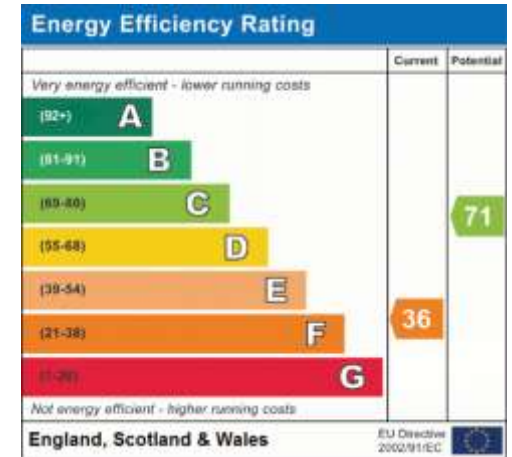


Floor plan produced in accordance with BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, Edition 2025. Produced for Lundy-Lester Ltd. REF: 1499990



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.